

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 464 | -478 | MASS AVE, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|---------------------|----------|---|
| Owner 1: | COHEN MAX R TRUSTEE | | |
| Owner 2: | MARCO REALTY TRUST | | |
| Owner 3: | | | |
| Street 1: | 89 WINCHESTER ST | | |
| Street 2: | | | |
| Twn/City: | BROOKLINE | | |
| St/Prov: | MA | Cntry: | |
| | | Own Occ: | N |
| Postal: | 02446 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------|--------|--|
| Owner 1: | ORDWAY FREDERICK E - | | |
| Owner 2: | - | | |
| Street 1: | | | |
| Twn/City: | | | |
| St/Prov: | | Cntry: | |
| Postal: | | | |

NARRATIVE DESCRIPTION

This parcel contains 14,276 Sq. Ft. of land mainly classified as Store with a Store Building built about 1908, having primarily Brick Exterior and 7237 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 12 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | B5 | CENTRAL B | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 325 | Store | | 14276 | | Sq. Ft. | Site | | 0 | 43.25 | 1.62 | CG | | | | | | | | | 997,395 | | | | | | 997,400 | |
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Total AG/HA: 0.32773 Total SF/SM: 14276

IN PROCESS APPRAISAL SUMMARY

| | | | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
| 325 | 14276.000 | 905,100 | | 997,400 | 1,902,500 | | 8752 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.328 | 905,100 | | 997,400 | 1,902,500 | Entered Lot Size | |
| Total Parcel | 0.328 | 1,080,700 | | 997,400 | 2,078,100 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 262.89 | /Parcel: | 182.9 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 325 | FV | 1,080,700 | 0 | 14,276. | 980,100 | 2,060,800 | 2,060,800 | Year End Roll | 12/18/2019 |
| 2019 | 325 | FV | 1,023,100 | 0 | 14,276. | 922,400 | 1,945,500 | 1,945,500 | Year End Roll | 1/3/2019 |
| 2018 | 325 | FV | 1,064,600 | 0 | 14,276. | 807,100 | 1,871,700 | 1,871,700 | Year End Roll | 12/20/2017 |
| 2017 | 325 | FV | 1,045,300 | 0 | 14,276. | 634,200 | 1,679,500 | 1,679,500 | Year End Roll | 1/3/2017 |
| 2016 | 325 | FV | 1,045,300 | 0 | 14,276. | 634,200 | 1,679,500 | 1,679,500 | Year End | 1/4/2016 |
| 2015 | 325 | FV | 955,800 | 0 | 14,276. | 576,500 | 1,532,300 | 1,532,300 | Year End Roll | 12/11/2014 |
| 2014 | 325 | FV | 955,800 | 0 | 14,276. | 576,500 | 1,532,300 | 1,532,300 | Year End Roll | 12/16/2013 |
| 2013 | 325 | FV | 955,800 | 0 | 14,276. | 576,500 | 1,532,300 | 1,532,300 | | 12/13/2012 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|------------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 11/20/2018 | 1738 | Inter Fi | 25,000 | C | | | | |
| 7/14/2017 | 882 | Renovate | 73,000 | O | | | | |
| 7/14/2017 | 883 | Inter Fi | 73,000 | C | | | | |
| 6/6/2017 | 647 | Heat App | 22,000 | C | | | | |
| 6/17/2013 | 871 | Sign | 1,000 | | | | | |
| 4/17/2013 | 550 | Redo Bat | 15,800 | C | | | | |
| 9/21/2010 | 2034 | Renovate | 20,000 | | | | | STOREFRONT/INT |
| 7/19/2007 | 599 | Sign | 1,500 | | | G9 | GR FY09 | |
| 2/7/2006 | 83 | Redo Kit | 15,000 | | | G9 | GR FY09 | NEW FOOD PREP AREA |
| 9/12/2002 | 813 | Sign | 125 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 9/11/2017 | Permit Visit | DGM | D Mann |
| 7/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 5/30/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/30/2009 | Meas/Inspect | 201 | PATRIOT |
| 12/22/1999 | Meas/Inspect | 197 | PATRIOT |
| 6/1/1991 | | PM | Peter M |
| | | | |
| | | | |
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____



